

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.16
(ID # 14088)**

MEETING DATE:
Tuesday, January 26, 2021

FROM: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Coachella Valley Apartments, City of Coachella, Pursuant to the National Environment Policy Act and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD), District 4. [\$1,500,000 - 100% HOME Investment Partnerships Act Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Coachella Valley Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the amount of \$1,500,000 for the Proposed Project;
3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on Page 2

ACTION: Policy


Heidi Marshall, Director 1/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: January 26, 2021
xc: HHPWS

Kecia R. Harper
Clerk of the Board

By 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing, Homelessness Prevention and Workforce Solutions (HHPWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,500,000	\$ 0	\$1,500,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Funds			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Community Housing Opportunities Corporation (CHOC), a California nonprofit public benefit corporation is applying to the County of Riverside (County) for a commitment of \$1,500,000 in HOME Investment Partnerships Program (HOME) funds for the proposed redevelopment of Coachella Valley Apartments (Proposed Project). Proposed Project is an existing 50-unit, multi-family development which will be demolished for the construction of a 110 unit (which includes 1 manager’s unit) multi-family affordable rental housing complex for farm worker families. The Proposed Project is expected to develop in two phases. The first phase will include the demolition of 20 units that will be replaced with 56 new units, the second phase will demolish the remaining 30 units and construction of 54 new units. The HOME funds will be used to construct the first phase which will consist of 18 one-bedroom units, 20 two-bedroom units and 18 three-bedroom units located on approximately 5.76 acres of land located at 84-900 Bagdad Avenue, in the City of Coachella, identified as Assessor Parcel Number 768-210-025 and -026 (Property). After the completion of the second phase the project will consist of 29 one-bedroom units, 43 two-bedroom units and 38 three-bedroom units.

Of the 110 units, 7 units in the Proposed Project will be subject to HOME program occupancy and use restrictions and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County. On site amenities will include a 3,172 square foot community center with internet access, soccer fields, tot-lots and a swimming pool.

In addition to the HOME funds, CHOC also received a grant from the Joe Serna Jr. Farmworkers Program through the State of California’s Department of Housing and Community Development. Other funding sources proposed for use by CHOC include \$22,635,348 in a

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construction loan from Wells Fargo Bank, a USDA 514 loan in the amount of \$24,826 and USDA rental subsidies in the amount \$70,067, a loan from the City of Coachella the amount of \$3,233,000. The total cost of development is \$31,125,663.

NEPA/CEQA Review

The environmental effects of activities carried out with HOME funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside, by and through its Housing, Homelessness Prevention and Workforce Solutions Department (HHPWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On December 10, 2020, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HHPWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release Of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on January 11, 2021, pursuant to 24 Code of Federal Regulations Section 58.43.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58 and Request for Release of Funds.

Impact on Residents and Businesses

The development of 110 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be 100% funded with HOME Investment Partnerships Act Funds.

Attachments:

- County of Riverside Environmental Assessment and Signature Page
- Request for Release of Funds and Certification

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- Public Notice FONSI/RROF



Marcus Maltese 1/19/2021



Gregory V. Priapros, Director County Counsel 1/11/2021

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Coachella-Valley-Apartments-

HEROS Number: 900000010148490

Responsible Entity (RE): RIVERSIDE COUNTY, 1151 Spruce St Riverside CA, 92507

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Karen Spiegel , Chair

Grant Recipient (if different than Responsible Entity): Community Housing Opportunities Corporation

Point of Contact: Charles Liuzzo

Consultant (if applicable): Terra Nova Planning & Research, Inc.

Point of Contact: Nicole Sauviat Criste

Project Location: 84900 Bagdad Ave, Coachella, CA 92236

Additional Location Information:

The Project is located at 84-900 Bagdad Avenue, approximately 0.1 miles west of Harrison Street (APNs 768-210-025 and -026) in the City of Coachella, California. The approximately 5.76-acre site is currently occupied by a 50-unit, non-gated multi-

family development and centrally located, communal open space (Coachella Valley Apartments).

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Community Housing Opportunities Corporation (CHOC) proposes the demolition of 50 existing dwelling units for the construction of a 110-unit affordable housing development on approximately 5.76 acres located at 84-900 Bagdad Avenue. The site is currently occupied by a 50-unit, non-gated multi-family development and centrally located, communal open space (Coachella Valley Apartments). All buildings are single-story with on-site parking provided throughout the complex. Vehicular access is provided by independent driveways along Bagdad Avenue that serve the western and eastern sections of the complex. The proposed Project is expected to develop in two phases and consists of a combination of two and three-story buildings and a centrally located community center building. The proposed Project would result in demolition of existing on-site buildings and improvements and development of eight 3-story residential apartment buildings and one single-story administration/ community building. The apartments would total 136,023+/- square feet, consisting of 110 one-, two-, and three-bedroom units with balconies. The community building would total 4,755+/- square feet and include office space, meeting rooms, a laundry room, a computer lab, and maintenance/storage areas. A total of 191 on-site parking spaces will be provided. Open space amenities include half-court basketball, playgrounds (tot lots), outdoor BBQ areas, and a splash pad. Site access will be provided by two driveways along Bagdad Avenue with internal driveways providing connections to all buildings.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The existing apartments have been occupied for decades. At a density of 9 units per acre, the site is currently less dense than was envisioned in the General Plan's Urban Neighborhood designation. The redevelopment of the site for 110 units, or 20 units per acre, is consistent with the City's current vision for the site. The increased density will also further the City's General Plan Housing Element goals, by expanding the available affordable housing units in the City, in close proximity to jobs, shopping and transit.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Project site is located in a fully urbanized area, and is surrounded on all sides by existing development. Surrounding land uses include the following: North: Las Flores Family Apartments, East: New Life Church Coachella and Plaza Tonalá shopping center, South: Bagdad Avenue, West: Coachella Valley Apartment Homes.

Maps, photographs, and other documentation of project location and description:

[5 - CVA - Project Site Plan.pdf](#)

[CV Apts 7.jpg](#)

[CV Apts 6.jpg](#)

[CV Apts 5.jpg](#)

[CV Apts 4.jpg](#)

[CV Apts 3.jpg](#)

[CV Apts 2.jpg](#)

[CV Apts 1.jpg](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

**7015.15 certified by Certifying Officer
on:**

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
HM4-20-004	Community Planning and Development (CPD)	HOME Program

**Estimated Total HUD Funded, \$1,500,000.00
Assisted or Insured Amount:**

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$31,125,663.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed Project is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The closest airport to the Project site is a civilian airport Jacqueline Cochran Regional Airport, located approximately 3.28 miles to the southeast. The proposed Project is not located within an airport land use compatibility plan boundary (see Exhibit 6). (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Compatibility Map Jacqueline Cochran Regional Airport)
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The Project is located in the City of Coachella, California, as shown in the Regional Location Map and Vicinity Map (Exhibit 1 & 2). The Project is not in a CBRS Unit.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project area is not located in a FEMA designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C2270H dated March 6, 2018. While flood insurance may not be mandatory in this instance, HUD recommends that all

		<p>insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). (Source: City of Coachella General Plan Update 2035 Draft EIR Section 4.7, Figure 4.7-2 Flood Hazards; FEMA Flood Hazard Maps)</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: Project CalEEMod Analysis, September 2020; CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.11 P.4.11-22 & 23.; South Coast Air Quality Management District's 2012 Air Quality Management Plan (AQMP)) The existing 50-unit multi-family development is at a land use density of 9 units per acre. The proposed 110 residential units will increase the density to 20 units per acre. The CGPU EIR analyzed maximum potential buildout emissions, meaning the Project site was analyzed for 38 units per acre. The EIR determined that construction-related emission impacts would be less than significant due to applicable CGPU policies and SCAQMD rules regarding construction activities and sensitive receptors. Although the proposed Project will result in an increased land use density compared to existing conditions, the Project would emit fewer emissions than the maximum density analyzed under the CGPU EIR. Therefore, the proposed Project would result in less than significant impacts and no new mitigation measures are required with compliance of existing CGPU policies and SCAQMD regulations. The CGPU EIR analyzed estimated future operational emissions in Coachella in comparison with the greater SCAQMD region, and found that they would</p>

		<p>comprise a small portion of total emissions across the SCAQMD region (CGPU EIR Table 4.11-5). Emissions of the criteria air pollutants would be less than one percent of total regional emissions based on a conservative comparison because regional emissions would increase incrementally between 2030 and 2035, the year for which the regional and city's emissions were modeled, respectively. The EIR determined that long-term emissions would be generally consistent with regional forecasts, and impacts associated with the CGPU buildout would be less than significant. The Project lies within Salton Sea Air Basin (SSAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB is in non-attainment status for ozone and PM10. The de minimis emissions levels (40 CFR 93.153) for ozone (VOC's or NOx) is 10 tons/year for extreme non-attainment areas (NAAs), and 50 tons/year for serious NAAs. According to the Project CalEEMod analysis, ROG (VOC) emissions during construction is 1.25 tons/year, and 0.95 tons/year during operation, without mitigation. The de minimis emissions levels (40 CFR 93.153) for PM10 is 70 tons/year for serious NAAs, and 100 tons/year for moderate NAAs. According to the Project CalEEMod analysis, PM10 emissions during construction is 0.44 tons/year, and 0.65 tons/year during operation, without mitigation. The Project will not exceed de minimis or threshold emissions levels or screening levels of non-attainment pollutants. The Project CalEEMod analysis also showed that unmitigated VOC and PM10 emissions will not exceed SCAQMD mass daily thresholds. There are no significant off-site or cumulative air</p>
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		<p>quality impacts associated with the proposed Project that were not addressed in the EIR because the Project involves redevelopment of a developed urban site with the same, multi-family, residential use at a density consistent with that analyzed in the CGPU EIR. There is no substantial new information indicating that air quality impacts of the Project would be more severe than those described in the EIR. Uniformly applied development policies, including construction policies, will apply to the Project and the Project would not increase air quality impacts analyzed in the CGPU EIR. Therefore, with compliance of existing CGPU policies and SCAQMD regulations, the proposed Project would not exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project is located in the City of Coachella, as shown in the Regional Location Map and Vicinity Map (Exhibit 1 & 2). The Project is not in a Coastal Zone nor will it affect a Coastal Zone as defined in the state Coastal Management Plan.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E1527-13 for the 5.76-acre Project site containing ten single-story apartment buildings in January 2019 and updated in July 2020, including: Site reconnaissance to visually assess the current site utilization, potential onsite use or storage of hazardous materials, and indications of surface and subsurface contamination; Review of local geology and hydrogeology using readily available data, and current and</p>

		<p>historical conditions and uses of the site and immediate vicinity using available resources (including historical aerial photographs, historical topographic maps, environmental and geologic reports and maps, state and federal government databases, and local agency files); And discussion with an onsite representative having knowledge of current or past project site usage, conducted orally during the site reconnaissance. RECs were not identified within the site during this assessment. Historical RECs were also not identified at the site. One Other Environmental Condition (OEC) was encountered within the site. OECs are features or issues that, while being judged to have a relatively low probability of resulting in significant contaminant impact to the site, should be considered in project planning and risk management. It is considered possible that asbestos-containing materials and lead-based paint exist within the onsite building structures. The City of Coachella requires testing and abatement of these materials prior to removing buildings constructed before 1979. Hazardous materials sources and/or releases were not encountered within the site during this assessment. The site was in use as a vineyard between at least 1949 and 1972. There is a potential that persistent vineyard contaminants (copper-based fungicides that are used to control mildew) were applied to the former grape plants. Note, however, that the potential for mildew is relatively low for the site area due to its dryer climate. The potential that copper levels in onsite soils exceed regulatory limits is considered nil. Based on a review of properties within the site vicinity and data made available during</p>
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		<p>this assessment, there is a very low likelihood that contaminants from offsite properties have migrated to the subject site and have impacted the underlying soil and/or groundwater. The site was reviewed again for potential contaminant sources and/or releases in July 2020. The site appeared in an identical state to that observed in December 2018. Based on the findings of the Phase I ESA, environmental studies pertaining to soil and groundwater contamination beneath the site are not recommended. Based on the findings of this assessment, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil remediation, groundwater sampling, and/or groundwater remediation. It is recommended that the onsite buildings be surveyed for asbestos-containing materials prior to demolition. The asbestos survey should include a visual inspection of the buildings and the collection of potential asbestos-containing materials for laboratory testing. This survey must be overseen by a California Certified Asbestos Consultant. The results of this survey should provide a description of the asbestos-containing materials, their locations, estimated quantity, and recommendations for removal, containment, and off-site transportation and disposal.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The subject site is located in an urbanized area and is currently developed with 50 multi-family residential units and surrounded by development on all sides. The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) but is not within or in the vicinity of a</p>

	<p>Conservation Area, as defined by the Plan. The site does not contain sensitive species populations, habitat capable of supporting sensitive species, riparian habitat, federally protected wetlands, migratory wildlife corridors, or wildlife nursery sites. As such, the proposed Project would not result in habitat modifications affecting sensitive species, interfere with the movement of native wildlife species, or conflict with local policies or ordinances protecting wildlife species. However, in the event that trees or other vegetation containing nesting birds are removed during demolition, the applicant would be required to adhere to the standard rules and regulations of the Migratory Bird Treaty Act, which will ensure potential impacts to nesting birds are avoided. It should be noted that the CGPU EIR required mitigation measures for sensitive species for projects proposing development within subareas 5, 6, and 7 of the General Plan (CGPU EIR, p. 4.3-26). The proposed Project is located within subarea 1, will not disturb vacant land, and will therefore have no impact on sensitive species. The proposed Project is consistent with the Urban Neighborhood land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to biological species, and local policies or ordinances protecting biological resources. The Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR. (Source: CEQA Compliance Section</p>
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		<p>15183 Analysis for Coachella Valley Apartments Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015)</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project would have no impact relating to the creation of any significant hazard to the public or environment directly, indirectly, or cumulatively. A Phase I Environmental Site Assessment was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E1527-13 for the 5.76-acre Project site containing ten single-story apartment buildings in January 2019 and updated in July 2020, including: -Site reconnaissance to visually assess the current site utilization, potential onsite use or storage of hazardous materials, and indications of surface and subsurface contamination; -Review of local geology and hydrogeology using readily available data, and current and historical conditions and uses of the site and immediate vicinity using available resources (including historical aerial photographs, historical topographic maps, environmental and geologic reports and maps, state and federal government databases, and local agency files); -And discussion with an onsite representative having knowledge of current or past project site usage, conducted orally during the site reconnaissance. The Phase I ESA found no current or planned stationary above ground storage containers within 1 mile of the Project site (Source: Phase I Environmental Site Assessment For The Property Located At 84900 Bagdad Avenue (APNs 768-210-025 & -026) Coachella, California, prepared by Quin</p>

		Kinnebrew, January 2019 and updated in July 2020.)
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Project is located in an urbanized area of the City of Coachella, in an existing neighborhood. The subject property is designated Urban Neighborhood in the General Plan and is currently developed as such. Surrounding lands are also developed or designated for residential and or urban uses. There are no farmland zoning designations or Williamson Act contracts on site or in the Project vicinity. The proposed Project would not result in the loss or conversion of agricultural land. (Source: City of Coachella General Plan Update 2035 Draft EIR Figure 4.2-1 Important Farmland, Figure 3.0-3 Proposed Land Use Plan, City of Coachella Official Zoning Map 2013)</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Project site is not located within or near any flood hazard area per FEMA National Flood Insurance Rate Map 06065C2270H dated March 6, 2018. The Project area is designated as unshaded Zone X, Areas of Minimal Flood Hazard. The Project will not place a structure within any flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively. (Source: City of Coachella General Plan Update 2035 Draft EIR Figure 4.7-2 Flood Hazards, and FEMA Flood Hazard Maps)</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>(Source: Identification And Evaluation Of Historic Properties - Coachella Valley I Apartments Redevelopment Project, prepared by CRM TECH, June 22, 2020) There are no historic properties listed in or eligible for listing in the National Register of Historic Places within proximity of the proposed Project according to a cultural resources study prepared by CRM TECH in 2020. Only</p>

	<p>two historical sites were identified close to the Project site, a circa 1930 residence of the DeVore Ranch and a circa 1913 commercial building, located a few hundred feet to the west and the east of the Project site, respectively; other historic-period resources were located at least a quarter mile away. There will be no impact to those two properties since the Project does not propose any physical demolition, destruction, relocation, or alteration of those properties. In the Project area, four sites and one isolate were identified as prehistoric resources and of Native American origin, all of which are located more than half a mile away from the Project site. The Project is not located within a designated historic district or neighborhood. According to the geoarchaeological analysis conducted by CRM TECH, the Project site surface consists of Quaternary alluvium and lakebed sediments, which are considered of lesser archaeological sensitivity and are unlikely to host archaeological remains predating 1700. The field survey confirmed that because the entire Project area had been greatly disturbed and developed since the 1970s, it is unlikely to yield any archaeological resources on the surface or in shallow deposits. No Native American cultural resources are known to occur in the Project area according to a Sacred Lands File search conducted by the Native American Heritage Commission in April 2020. Of the eleven Native American Tribal representatives contacted for consultation per NAHC's recommendations, six tribes expressed no concerns for the proposed Project. The other two tribes that responded, the Agua Caliente Band and the Torres Martinez band, requested copies of all cultural resources documentation for</p>
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		<p>this undertaking for tribal review as well as the implementation of Native American monitoring by members of their cultural resources management teams. The Torres Martinez Desert Cahuilla Indians also requested to participate in formal, government-to-government consultation regarding the proposed Project. The tribe considers the general location of the Project to be "an area with known Village sites and Trails which makes it a strong possibility to disturb Cremation and Cultural artifacts," but "is only willing to share the details of that information with the project proponents and lead agency." On August 18, 2020, the Responsible Entity, Riverside County Housing, sent letters to 15 tribes as identified by the Tribal Directory Assessment Tool with interests in Riverside County (full list see page 24 of this document, Number 9-23 in List of Sources, Agencies and Persons Consulted). Within the 30-day consultation period, the Agua Caliente Band requested Government to Government Consultation that was conducted on Tuesday September 29,2020 between Agua Caliente's THPO Patricia Garcia and The County of Riverside' staff Juan Garcia and Nicole Sanchez. Through the consultation it was determined that a Native American Monitor will need to be present at time of ground disturbance. An agreement will be drafted between Agua Caliente and CHOC that will include fees and terms of when monitor must be present. No other responses were received by September 18, 2020.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was normally unacceptable: 68.1 db. See noise analysis. The project is in compliance with HUD's Noise regulation without mitigation. Based on a CEQA Section 15183 Analysis that</p>

	<p>referenced the General Plan 2035 and Draft EIR, the proposed Project is not located within proximity to high volume roadways including Avenue 52 that are associated with the greatest noise levels. The Project site is located within 1,000 feet from Harrison St, but out of the 60dBA CNEL Contour (Figure 4.10-3: Existing Roadway Noise Contours, CGPU Draft EIR). In addition, the proposed Project building and site design would shield residents (sensitive receptors) from intrusive noise levels via setbacks and noise barriers such as landscaping and walls. Temporary impacts from construction, including groundborne noise and vibration, are currently regulated by Section 7.04.070 of the Coachella Municipal Code (CMC) and all construction activities will take place during the appropriate daytime hours. The Project site is located more than 3,000 feet away from a railroad. The Project site is located approximately 3.28 miles to the northwest of Jacqueline Cochran Regional Airport, but not within any noise contours as identified in the Riverside County Airport Land Use Compatibility Plan Policy Document, Map JC-3. The airport is not a potential noise generator to the Project site. The proposed Project is consistent with the a??Urban Neighborhooda?? land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in noise impacts that are less than significant with adherence to applicable policies set forth in the CGPU. The proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR</p>
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		<p>and would not change from that identified in the EIR. (Sources: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments a?? Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Noise Compatibility Contours Jacqueline Cochran Regional Airport)</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is no SSA in the Coachella Valley and the surrounding area. Please see Exhibit 3.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project is located within an urbanized area. No federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), exist on site or within proximity to the Project site. The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands. Therefore, the proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update EIR Section 4.3</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project is located in urbanized area in City of Coachella, California (See Exhibit 2). The Project is not within</p>

		<p>proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. According to the Nationwide Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website, the closest river to the Project area is Palm Canyon Creek, a Wild and Scenic River in the San Bernardino National Forest, approximately 19 miles west of the proposed Project. (Sources: Nationwide Rivers Inventory by National Park Service, last updated December 21, 2017, National Wild and Scenic Rivers System Website, accessed on June 24, 2020)</p>
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the CEQA Section 15183 Analysis and the Coachella General Plan Update 2035 EIR, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because potential Project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce Project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Therefore, there will not be adverse environmental impacts that are disproportionately high</p>

		<p>for low-income and/or minority communities. The Project will redevelop the subject property consisting of 50 dwelling units that are over 40 years old and provide 110 new affordable housing units with multiple onsite amenities, which will have a beneficial impact for low income communities in Coachella. (Sources: Phase I Environmental Site Assessment For The Property Located At 84900 Bagdad Avenue (APNs 768-210-025 & -026) Coachella, California, prepared by Quin Kinnebrew, January 2019 CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833 Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015)</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposed Project is permitted in the zoning district where the Project site is located and consistent with the land uses, density, and vision of the Coachella General Plan Update 2035 (CGPU). According to the City's Zoning Map, the Project site is within the R-M zone (Residential Multiple Family), which allows for various medium and high population densities that are in	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>conformance with the General Plan (Coachella Municipal Code, Chapter 17.20). Under the CGPU, the Project site is within the City's "Urban Neighborhood" land use designation that provides high density, walkable, and transit-ready neighborhoods with a variety of housing types and supporting land uses such as retail, office, civic and recreational uses. (CGPU, p. 04-19). This designation allows a density of 20 to 38 dwelling units per acre and commercial floor to area ratio (FAR) of up to 0.5. The existing apartment complex consists of 50 units at 9 units per acre; the Project proposes redevelopment of the site for 110 units at 20 units per acre. The Project is in full compliance with the City's General Plan and Zoning Map. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Construction regulations and guidelines are currently in place for new structures, to prevent collapse from ground shaking, subsidence, lateral spreading and liquefaction. These regulations ensure that the proposed Project will be built with proper reinforcement to a level and engineering standard that is most recent, to prevent structure failure. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with geology and soils. No mitigation measures were required or provided. Uniformly applied</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>development policies, including construction and pre-approval policies, will apply to the Project and the Project would not increase the geological or soil impacts analyzed in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR as a result of the proposed Project. The site is currently developed, and the Project would not significantly change drainage patterns such that substantial siltation, erosion, or flooding would occur. The site has been designed to ensure on-site and off-site drainage patterns are properly managed per City, state and federal standards. Two underground retention basins are proposed as part of the Project to contain storm flows on-site while maximizing the buildable area. Impacts from demolition, grading, and other construction activities would be temporary and minimized through adherence to a project-specific stormwater pollution prevention plan (SWPPP) and best management practices (BMP). The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with hydrology and water quality. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. (Source:</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>(Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.10; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Noise Compatibility Contours Jacqueline Cochran Regional Airport) During Project construction certain types of hazardous materials, for instance diesel fuels, will be used on site. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared for the proposed Project, listing Best Management Practices (BMPs) to prevent construction pollutants and products from violating any water quality standard or waste discharge requirement. Spills will be prevented through the implementation of BMPs. Upon operation, the Project will involve the limited use of hazardous materials for household use in small quantities, and will comply with all applicable federal, state, and local laws and regulations pertaining to the use, disposal, handling and storage of hazardous waste, which are designed to protect against the risk of upset or accident. Therefore, the public would not be exposed to any unusual or excessive risks related to hazardous materials, and impacts associated with hazardous materials will be less than significant. Based on a CEQA Section 15183 Analysis that referenced the General Plan 2035 and Draft EIR, the proposed Project is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>not located within proximity to high volume roadways, including Avenue 52, that are associated with the greatest noise levels. The Project site is located within 1,000 feet from Harrison St, but out of the 60dBA CNEL Contour (Figure 4.10-3: Existing Roadway Noise Contours, CGPU Draft EIR). In addition, the proposed Project building and site design would shield residents (sensitive receptors) from intrusive noise levels via setbacks and noise barriers such as landscaping and walls. Temporary impacts from construction, including groundborne noise and vibration, are currently regulated by Section 7.04.070 of the Coachella Municipal Code (CMC) and all construction activities will take place during the appropriate daytime hours. The Project site is located more than 3,000 feet away from a railroad. The Project site is located approximately 3.28 miles to the northwest of Jacqueline Cochran Regional Airport, but not within any noise contours as identified in the Riverside County Airport Land Use Compatibility Plan Policy Document, Map JC-3. The airport is not a potential noise generator to the Project site. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in noise impacts that are less than significant with adherence to applicable policies set forth in the CGPU. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>impacts identified in the CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.10; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Noise Compatibility Contours Jacqueline Cochran Regional Airport)</p>	
<p>Energy Consumption/Energy Efficiency</p>	<p>1</p>	<p>The proposed Project would demolish the existing 50-unit multi-family residential development on the site and replace it with a 110-unit multi-family residential development. The Project would consume electricity and natural gas for daily operations, including heating, cooling, ventilation, cooking, and lighting. The Project would also result in the consumption of transportation fuels by vehicles and equipment during the two construction phases and vehicles accessing the site over the long-term. The Project would be required to exceed Title 24 Building Energy Efficiency Standards by 15% and incorporate solar photovoltaics per CGPU Sustainability and Natural Environment Element Policy 2.6. The Project would not have excessive energy requirements or result in the wasteful or inefficient use of finite energy resources. The proposed Project will improve energy efficiency in this area by replacing older, inefficient structures with efficiently constructed buildings, resulting in a beneficial impact relating to energy consumption and greenhouse gas emissions. The proposed Project is consistent with the "Urban Neighborhood" land use designation</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with energy consumption. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	<p>The proposed Project involves redevelopment of an affordable community. The existing 50 units are occupied, and residents will have ample time for relocation and opportunities to relocate into Phase I of the Project upon its completion. Implementation of the Project will improve the community with better accessibility and recreational facilities and provide 60 additional affordable units. The Project is located adjacent to existing transit routes and employment centers. No significant impacts are expected on employment and income patterns in the Project area. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	
Demographic Character Changes / Displacement	2	<p>The Project involves the redevelopment of an existing apartment complex and relocation of existing people/residents; however, the displacement impact will be less than significant directly, indirectly</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>and cumulatively. The Project will be constructed in two phases, and residents will have ample time for relocation and opportunities to relocate into Phase I upon its completion. Also, an additional 60 affordable housing units will result from implementation of the Project. Impacts related to demographic character changes will be less than significant. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	<p>The Project will demolish the existing 50-unit multi-family residential development and develop 110 new multi-family residential units, thus marginally increasing the existing population on-site. The Project area is located in the Coachella Valley Unified School District (CVUSD). The CGPU EIR analyzed the population increase within the Planning Area, and the development of school and library facilities is proposed to continue to meet growing demands and maintain recommended levels of service. The proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to school and library facilities. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)	
Commercial Facilities (Access and Proximity)	2	The proposed Project is located within the "Urban Neighborhood" land use designation and close to the "Downtown Center" land use designation assigned by the CGPU. The Project site is surrounded on all sides by existing development. Plaza Tonala, a shopping mall with various retail and food services, is located immediately to the east of the Project site. Since the proposed Project will replace 50 old dwelling units with 110 affordable units, impacts on commercial facilities are expected to be less than significant. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)	
Health Care / Social Services (Access and Capacity)	2	The Project site is located within an urbanized area and has been developed with residential uses for decades. The Project consists of 9 residential building that will total 110 dwelling units, a community center, and additional amenities. Adequate public facilities and services within downtown Coachella will serve this Project. Hospital, health care and social services are located in the City and adjacent cities including Indio and are within walking, transit or driving distance of the Project. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>The City of Coachella currently contracts with Burrtec to provide solid waste collection and disposal management services. Municipal solid waste generated in the City of Coachella is taken to the Coachella Valley Transfer Station, located on Landfill Road east of Dillon Road and north of Interstate 10. Burrtec Waste Industries is the practical owner and operator of the site. The proposed Project will generate solid waste to a somewhat greater degree than the existing project, insofar as additional units will be constructed. However, the Project will be required to conform to existing regulations regarding waste diversion and recycling. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The proposed Project is at the low end of the potential units projected on the property in the General Plan, and will therefore have a lower impact on utilities and service systems including solid waste disposal/recycling than what was analyzed for this site in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to utilities and service systems. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		37833; Coachella General Plan Update 2035 EIR Section 4.14)	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Existing wastewater treatment facilities have enough capacity to serve the Project, and the Project would be required to manage its stormwater drainage in accordance with the requirements of the City and other agencies. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The proposed Project is at the low end of the potential units projected on the property in the General Plan, and will therefore have a lower impact on utilities and service systems than what was analyzed for this site in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to utilities and service systems. No mitigation measures were required or provided. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)	
Water Supply (Feasibility and Capacity)	2	The City's ground water supply comes from the Whitewater River Basin, specifically, the East (Lower) Whitewater River Subbasin. The Lower Whitewater River Basin is regionally managed by the Coachella Valley Water District (CVWD) who has statutory authority to replenish and assess local groundwater supplies per County Water District Law (CGPU EIR p. 4.16-44). According to the CGPU, the Lower Whitewater River Basin currently meets demands of the General Plan buildout. In addition to water districts' regional management efforts, the CGPU	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>provides numerous policies addressing water supply and conservation (See CGPU EIR, p. 4.7-18 through -21). Therefore, impacts to groundwater supplies at CGPU buildout were determined to be less than significant. No new water supply entitlements would be required to serve the Project, although water demand is expected to increase marginally as a result of the additional 60 apartments. The new construction, however, will be substantially more water-efficient than the existing decades-old irrigation system and apartment fixtures. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The proposed Project is at the low end of the potential units projected on the property in the General Plan, and will therefore have a lower impact on utilities and service systems than what was analyzed for this site in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to utilities and service systems. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR regarding water supply. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; CGPU EIR Section 4.7 & 4.16)</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Public Safety - Police, Fire and Emergency Medical	2	<p>The Project will demolish the existing 50-unit multi-family residential development and develop 110 new multi-family residential units, thus marginally increasing the existing population on-site. The CGPU EIR analyzed the population increase within the Planning Area, and the development of fire and law protection facilities, and medical facilities, is proposed to continue to meet growing demands and maintain recommended levels of service. Applicable local regulations related to fire protection for the City is contained in the City's Municipal Code Chapter 8.28 and Chapter 4.45, Developer Impact Fees. Table 4.15-1 in the CGPU Draft EIR lists the City of Coachella's current Development Impact Fees for fire facilities and fire apparatus/equipment based on the type of development proposed by a project. Currently, Development Impact Fees for fire facilities and fire apparatus/ equipment is a one-time fee of \$1,514 for each dwelling unit. The proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to fire protection, law enforcement services, school facilities, parks and recreation, medical facilities, and library facilities. No mitigation measures were required or provided. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The proposed Project would result in additional population which would increase the demand for parks, open space and recreational services and facilities. Its estimated buildout population of 527 residents is limited compared to the projected buildout population of the CGPU planning area, and impacts to recreational resources would be less than significant. The Project proposes an onsite basketball court, playgrounds, open space areas, and a splash pad that would provide recreational opportunities for residents, further reducing impacts to recreation facilities. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to recreational services and facilities. No mitigation measures were required or provided. The impact was adequately addressed in the EIR and the proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833)</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>(Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833) The Project site is currently accessed by the existing roadway network, and no new roads are proposed or would be required</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>to serve the proposed Project. The Project would demolish existing development and redesign all onsite circulation patterns. During construction, machinery and workers' vehicles would be present onsite. Construction staging plans would be subject to City approval to assure that construction does not adversely impact existing traffic operations, emergency access, or surrounding properties, particularly sensitive receptors (i.e, residential development). Once the Project is operational, it will generate vehicle, pedestrian, and bicycle traffic associated residential uses. The site is located in proximity to the downtown area and well-served by the existing network of sidewalks, and transit service (the nearest SunLine Transit Agency bus stop is 0.10 miles east at Harrison Street and Bagdad Avenue) that offer opportunities for multi-modal transportation and can be expected to reduce the number of Project-generated vehicle trips. Onsite improvements include crosswalks and walkways to further enhance pedestrian circulation and connection to the external pedestrian network. The Project proposes 191 on-site parking spaces with seven designated as handicapped spaces. There will be 99 covered spaces with carports prepped for photovoltaic panels in the future. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The EIR traffic analysis was based on the City-wide Traffic Study prepared by Urban Crossroads in 2007. Traffic data was collected throughout the General Plan planning area, including the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>immediate vicinity of the proposed Project. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to a local roadway congestion, local roadway performance standards, air traffic patterns, design hazards, emergency access, and public transit/bicycle /pedestrian facilities. However, impacts to regional roadways would remain significant and unavoidable due to local and regional growth. No feasible mitigation measures were identified, and the City adopted a statement of overriding considerations in its approval of the General Plan and EIR. The Project increases the density of the site, but proposes a density that is less than the maximum density allowed on the property. As a result, the number of trips considered in the CGPU EIR was higher than that which will result from the proposed Project. The proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR.</p>	
NATURAL FEATURES			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>No federally protected wetlands, as defined by Section 404 of the Clean Water Act exist within the Project area and vicinity. The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River according to the National</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.3; Nationwide Rivers Inventory by National Park Service, last updated December 21, 2017; National Wild and Scenic Rivers System Website, accessed on June 24, 2020)</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	2	<p>The subject site is located in an urbanized area and is currently developed with 50 multi-family residential units and surrounded by development on all sides. The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) but is not within or in the vicinity of a Conservation Area, as defined by the Plan. The site does not contain sensitive species populations, habitat capable of supporting sensitive species, riparian habitat, federally protected wetlands, migratory wildlife corridors, or wildlife nursery sites. As such, the proposed Project would not result in habitat modifications affecting sensitive species, interfere with the movement of native wildlife species, or conflict with local policies or ordinances protecting wildlife species. However, in the event that trees or other vegetation containing nesting birds are removed during demolition, the applicant would be required to adhere to the standard rules and regulations of the Migratory Bird Treaty Act, which will ensure potential impacts to nesting birds are avoided. It should be noted that the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>CGPU EIR required mitigation measures for sensitive species for projects proposing development within subareas 5, 6, and 7 of the General Plan (CGPU EIR, p. 4.3-26). The proposed Project is located within subarea 1, will not disturb vacant land, and will therefore have no impact on sensitive species. The proposed Project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to biological species, and local policies or ordinances protecting biological resources. The impact was adequately addressed in the EIR and the Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.3)</p>	
Other Factors			

Supporting documentation

- [CGPU EIR Section 4 16 water supply and wastewater\(1\).pdf](#)
- [CGPU EIR Section 4 7 hydrology and water quality\(3\).pdf](#)
- [CGPU EIR Section 4 14 utilities\(1\).pdf](#)
- [Riv Co ALUC Jacqueline Cochran Regional Airport\(2\).pdf](#)
- [CGPU EIR Section 4 10 noise\(2\).pdf](#)
- [CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719\(5\).pdf](#)

Additional Studies Performed:

1. Identification And Evaluation Of Historic Properties - Coachella Valley I Apartments Redevelopment Project, prepared by CRM TECH, June 22, 2020
2. Phase I Environmental Site Assessment For The Property Located At 84900 Bagdad Avenue

(APNs 768-210-025 & -026) Coachella, California, prepared by Quin Kinnebrew,
January 2019, updated July 2020.

[CVA Cultural Report.pdf](#)

[CVA Phase I Report 1719\(3\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

8/14/2020 12:00:00 AM

[CV Apts 7.jpg](#)

[CV Apts 6.jpg](#)

[CV Apts 5.jpg](#)

[CV Apts 4.jpg](#)

[CV Apts 3.jpg](#)

[CV Apts 2.jpg](#)

[CV Apts 1.jpg](#)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833
2. Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015
3. South Coast Air Quality Management District's 2012 Air Quality Management Plan (AQMP)
4. Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005)
5. City of Coachella Official Zoning Map 2013
6. Nationwide Rivers Inventory by National Park Service, last updated December 21, 2017
7. National Wild and Scenic Rivers System Website, accessed on June 24, 2020
8. Federal Emergency Management Agency (FEMA) Flood Hazard Maps
9. Fort McDowell Yavapai Nation
10. Torres-Martinez Desert Cahuilla Indians
11. Cabazon Band of Mission Indians
12. Augustine Band of Cahuilla Indians
13. Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation
14. Cahuilla Band of Mission Indians of the Cahuilla Reservation
15. Colorado River Indian Tribes of the Colorado River Indian Reservation
16. Morongo Band of Cahuilla Mission Indians
17. Los Coyotes Band of Cahuilla and Cupeno Indians
18. Pechanga Band of Luiseno Mission Indians of the Pechanga Reservation
19. Quechan Tribe of Fort Yuma Indian Reservation
20. Ramona Band of Cahuilla
21. Santa Rosa Band of Cahuilla Indians
22. Soboba Band of Luiseno Indians
23. Twenty-Nine Palms Band of Mission Indians of California

List of Permits Obtained:

Applications in progress: City of Coachella Final Parcel Map.

Public Outreach [24 CFR 58.43]:

FONSI will be published in local publications such as the Press Enterprise and Desert Sun to ensure that it is viewed by the public. The notice will be published December 2020 and the public comment period will be received for 15 days.

Cumulative Impact Analysis [24 CFR 58.32]:

(Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833) As demonstrated in the analysis herein, the proposed Project is consistent with the land use designations and development densities assigned to the subject parcels in the General Plan. It is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential Project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce Project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Applicable mitigation measures have been cited, and they will be implemented through Project design, compliance with regulations and ordinances, or conditions of approval. Implementation of the Project would not result in any new or altered impacts beyond those addressed in the CGPU EIR.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]

The existing apartments have been occupied for decades. At a density of 9 units per acre, the site is currently less dense than was envisioned in the General Plan's Urban Neighborhood designation. The "no action" alternative would continue to provide insufficient affordable housing for the community and would have a negative impact on implementation of the City's General Plan and other policies.

Summary of Findings and Conclusions:

The proposed Project would not have a significant effect on the environment because the proposed Project is consistent with the land use designations and development densities assigned to the subject parcels in the General Plan, and applicable mitigation measures consistent with the findings of the General Plan EIR will be implemented through Project design, compliance with regulations and ordinances, or conditions of approval. Implementation of the Project would not result in any new or altered

impacts beyond those addressed in the EIR. There is no substantial new information that would result in more severe impacts than those anticipated by the EIR.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Permits, reviews and approvals	Applications in progress: City of Coachella Final Parcel Map.	N/A	

Mitigation Plan

The proposed project will submit monthly project updates to the RE giving status of all permits, reviews and approvals received for the project. The RE will have monthly conversations to ensure that the proper approvals and permits are obtained.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The proposed Project is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The closest airport to the Project site is a civilian airport Jacqueline Cochran Regional Airport, located approximately 3.28 miles to the southeast. The proposed Project is not located within an airport land use compatibility plan boundary (see Exhibit 6). (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Compatibility Map Jacqueline Cochran Regional Airport)

Supporting documentation

[Riv Co ALUC Jacqueline Cochran Regional Airport.pdf](#)
[CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719.pdf](#)
[6 - CVA - ALUC Map.pdf](#)

Are formal compliance steps or mitigation required?

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The Project is located in the City of Coachella, California, as shown in the Regional Location Map and Vicinity Map (Exhibit 1 & 2). The Project is not in a CBRS Unit.

Supporting documentation

[2 - CVA - Area Location Map.pdf](#)

[1 - CVA - Regional Location Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. **Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. **Upload a FEMA/FIRM map showing the site here:**

[FEMA 06065C2270H.png](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary **Compliance Determination**

The Project area is not located in a FEMA designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C2270H dated March 6, 2018. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). (Source: City of Coachella General Plan Update 2035 Draft EIR Section 4.7, Figure 4.7-2 Flood Hazards; FEMA Flood Hazard Maps)

Supporting documentation

[CGPU EIR Section 4 7 hydrology and water quality.pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

CalEEMod was used to determine the levels. Source is attached.

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone	1.25	ppb (parts per million)
Particulate Matter, <10 microns	0.65	µg/m3 (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

(Source: Project CalEEMod Analysis, September 2020; CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 EIR Section 4.11 P.4.11-22 & 23.; South Coast Air Quality Management District's 2012 Air Quality

Management Plan (AQMP)) The existing 50-unit multi-family development is at a land use density of 9 units per acre. The proposed 110 residential units will increase the density to 20 units per acre. The CGPU EIR analyzed maximum potential buildout emissions, meaning the Project site was analyzed for 38 units per acre. The EIR determined that construction-related emission impacts would be less than significant due to applicable CGPU policies and SCAQMD rules regarding construction activities and sensitive receptors. Although the proposed Project will result in an increased land use density compared to existing conditions, the Project would emit fewer emissions than the maximum density analyzed under the CGPU EIR. Therefore, the proposed Project would result in less than significant impacts and no new mitigation measures are required with compliance of existing CGPU policies and SCAQMD regulations. The CGPU EIR analyzed estimated future operational emissions in Coachella in comparison with the greater SCAQMD region, and found that they would comprise a small portion of total emissions across the SCAQMD region (CGPU EIR Table 4.11-5). Emissions of the criteria air pollutants would be less than one percent of total regional emissions based on a conservative comparison because regional emissions would increase incrementally between 2030 and 2035, the year for which the regional and city's emissions were modeled, respectively. The EIR determined that long-term emissions would be generally consistent with regional forecasts, and impacts associated with the CGPU buildout would be less than significant. The Project lies within Salton Sea Air Basin (SSAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB is in non-attainment status for ozone and PM10. The de minimis emissions levels (40 CFR 93.153) for ozone (VOC's or NOx) is 10 tons/year for extreme non-attainment areas (NAAs), and 50 tons/year for serious NAAs. According to the Project CalEEMod analysis, ROG (VOC) emissions during construction is 1.25 tons/year, and 0.95 tons/year during operation, without mitigation. The de minimis emissions levels (40 CFR 93.153) for PM10 is 70 tons/year for serious NAAs, and 100 tons/year for moderate NAAs. According to the Project CalEEMod analysis, PM10 emissions during construction is 0.44 tons/year, and 0.65 tons/year during operation, without mitigation. The Project will not exceed de minimis or threshold emissions levels or screening levels of non-attainment pollutants. The Project CalEEMod analysis also showed that unmitigated VOC and PM10 emissions will not exceed SCAQMD mass daily thresholds. There are no significant off-site or cumulative air quality impacts associated with the proposed Project that were not addressed in the EIR because the Project involves redevelopment of a developed urban site with the same, multi-family, residential use at a density consistent with that analyzed in the CGPU EIR. There is no substantial new information indicating that air quality impacts of the Project would be more severe than those described in the EIR. Uniformly applied development policies, including construction policies, will apply to the Project and the Project would not increase air quality impacts analyzed in the CGPU EIR. Therefore, with compliance of existing CGPU policies and SCAQMD regulations, the proposed Project would not exceed any

of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district.

Supporting documentation

[CVA_CalEEMod_parameters.xls](#)

[CVA_CalEEMod_annual.pdf](#)

[CGPU EIR Section 4 11 air quality.pdf](#)

[CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The Project is located in the City of Coachella, as shown in the Regional Location Map and Vicinity Map (Exhibit 1 & 2). The Project is not in a Coastal Zone nor will it affect a Coastal Zone as defined in the state Coastal Management Plan.

Supporting documentation

[2 - CVA - Area Location Map\(1\).pdf](#)

[1 - CVA - Regional Location Map\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

Explain:

This Phase I environmental site assessment was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E1527-13. The assessment identified no Recognized Environmental Conditions (RECs) within the Project site, nor any historical RECs at the site.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

A Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E1527-13 for the 5.76-acre Project site containing ten single-story apartment buildings in January 2019 and updated in July 2020, including: Site reconnaissance to visually assess the current site utilization, potential onsite use or storage of hazardous materials, and indications of surface and subsurface contamination; Review of local geology and hydrogeology using readily available data, and current and historical conditions and uses of the site and immediate vicinity using available resources (including historical aerial photographs, historical topographic maps, environmental and geologic reports and maps, state and federal government databases, and local agency files); And discussion with an onsite representative having knowledge of current or past project site usage, conducted orally during the site reconnaissance. RECs were not identified within the site during this assessment. Historical RECs were also not identified at the site. One Other Environmental Condition (OEC) was encountered within the site. OECs are features or issues that, while being judged to have a relatively low probability of resulting in significant contaminant impact to the site, should be considered in project planning and risk management. It is considered possible that asbestos-containing materials and lead-based paint exist within the onsite building structures. The City of Coachella requires testing and abatement of these materials prior to removing buildings constructed before 1979. Hazardous materials sources and/or releases were not encountered within the site during this assessment. The site was in use as a vineyard between at least 1949 and 1972. There is a potential that persistent vineyard contaminants (copper-based fungicides that are used to control mildew) were applied to the former grape plants. Note, however, that the potential for mildew is relatively low for the site area due to its dryer climate. The potential that copper levels in onsite soils exceed regulatory limits is considered nil. Based on a review of properties within the site vicinity and data made available during this assessment, there is a very low likelihood that contaminants from offsite properties have migrated to the subject site and have impacted the underlying soil and/or groundwater. The site was reviewed again for potential contaminant sources and/or releases in July 2020. The site appeared in an identical state to that observed in December 2018. Based on the findings of the Phase I ESA, environmental studies pertaining to soil and groundwater contamination beneath the site are not recommended. Based on the findings of this assessment, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil remediation, groundwater sampling, and/or groundwater remediation. It is recommended that the onsite buildings be surveyed for asbestos-containing materials prior to demolition. The asbestos survey should include a visual inspection of the buildings and the collection of potential asbestos-containing materials for laboratory testing. This survey must be overseen by a California Certified Asbestos Consultant. The results of this survey should provide a description of the asbestos-containing materials, their locations, estimated

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quantity, and recommendations for removal, containment, and off-site transportation and disposal.

Supporting documentation

[CVA Phase I Report 1719.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

The subject site is located in an urbanized area and is currently developed with 50 multi-family residential units and surrounded by development on all sides. The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) but is not within or in the vicinity of a Conservation

Area, as defined by the Plan. The site does not contain sensitive species populations, habitat capable of supporting sensitive species, riparian habitat, federally protected wetlands, migratory wildlife corridors, or wildlife nursery sites. As such, the proposed Project would not result in habitat modifications affecting sensitive species, interfere with the movement of native wildlife species, or conflict with local policies or ordinances protecting wildlife species. However, in the event that trees or other vegetation containing nesting birds are removed during demolition, the applicant would be required to adhere to the standard rules and regulations of the Migratory Bird Treaty Act, which will ensure potential impacts to nesting birds are avoided. It should be noted that the CGPU EIR required mitigation measures for sensitive species for projects proposing development within subareas 5, 6, and 7 of the General Plan (CGPU EIR, p. 4.3-26). The proposed Project is located within subarea 1, will not disturb vacant land, and will therefore have no impact on sensitive species. The proposed Project is consistent with the Urban Neighborhood land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to biological species, and local policies or ordinances protecting biological resources. The Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015)

Supporting documentation

[CGPU EIR Section 4 3 biological resources.pdf](#)

[CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

The Project would have no impact relating to the creation of any significant hazard to the public or environment directly, indirectly, or cumulatively. A Phase I Environmental Site Assessment was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard E1527-13 for the 5.76-acre Project site containing ten single-story apartment buildings in January 2019 and updated in July 2020, including: -Site reconnaissance to visually assess the current site utilization, potential onsite use or storage of hazardous materials, and indications of surface and subsurface contamination; -Review of local geology and hydrogeology using readily available data, and current and historical conditions and uses of the site and immediate vicinity using available resources (including historical aerial photographs, historical topographic maps, environmental and geologic reports and maps, state and federal government databases, and local agency files); -And discussion with an onsite representative having knowledge of current or past project site usage, conducted orally during the site reconnaissance. The Phase I ESA found no current or planned stationary above ground storage containers within 1 mile of the Project site (Source: Phase I Environmental Site Assessment For The Property Located At 84900 Bagdad Avenue (APNs 768-210-025 & -026) Coachella, California, prepared by Quin Kinnebrew, January 2019 and updated in July 2020.)

Supporting documentation

[CVA Phase I Report 1719\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The Project is located in an urbanized area of the City of Coachella, in an existing neighborhood. The subject property is designated Urban Neighborhood in the General Plan and is currently developed as such. Surrounding lands are also developed or designated for residential and or urban uses. There are no farmland zoning designations or Williamson Act contracts on site or in the Project vicinity. The proposed Project would not result in the loss or conversion of agricultural land.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

The Project is located in an urbanized area of the City of Coachella, in an existing neighborhood. The subject property is designated Urban Neighborhood in the General Plan and is currently developed as such. Surrounding lands are also developed or designated for residential and or urban uses. There are no farmland zoning designations or Williamson Act contracts on site or in the Project vicinity. The proposed Project would not result in the loss or conversion of agricultural land. (Source: City of Coachella General Plan Update 2035 Draft EIR Figure 4.2-1 Important Farmland, Figure 3.0-3 Proposed Land Use Plan, City of Coachella Official Zoning Map 2013)

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Supporting documentation

[City of Coachella Zoning Map 2013.pdf](#)

[CGPU EIR Section 4 2 agricultural resources.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FEMA 06065C2270H.png](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

The Project site is not located within or near any flood hazard area per FEMA National Flood Insurance Rate Map 06065C2270H dated March 6, 2018. The Project area is designated as unshaded Zone X, Areas of Minimal Flood Hazard. The Project will not place a structure within any flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively. (Source: City of Coachella General Plan Update 2035 Draft EIR Figure 4.7-2 Flood Hazards, and FEMA Flood Hazard Maps)

Supporting documentation

[CGPU EIR Section 4 7 hydrology and water quality\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

HUD's Tribal Directory Assistance Tool (TDAT) was used to contact all tribes listed under Riverside County. Section 106 letters were sent to all tribes via US Postal Service with an aerial photo of the site. The State Historic Preservation Officer was contacted through a letter that was sent via FedEx. The letter included a Historic Verification Report created by County staff, an aerial photo of the site and the Cultural Resources Report.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

✓ Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

(Source: Identification And Evaluation Of Historic Properties - Coachella Valley I Apartments Redevelopment Project, prepared by CRM TECH, June 22, 2020) There are no historic properties listed in or eligible for listing in the National Register of Historic Places within proximity of the proposed Project according to a cultural resources study prepared by CRM TECH in 2020. Only two historical sites were identified close to the Project site, a circa 1930 residence of the DeVore Ranch and a

circa 1913 commercial building, located a few hundred feet to the west and the east of the Project site, respectively; other historic-period resources were located at least a quarter mile away. There will be no impact to those two properties since the Project does not propose any physical demolition, destruction, relocation, or alteration of those properties. In the Project area, four sites and one isolate were identified as prehistoric resources and of Native American origin, all of which are located more than half a mile away from the Project site. The Project is not located within a designated historic district or neighborhood. According to the geoarchaeological analysis conducted by CRM TECH, the Project site surface consists of Quaternary alluvium and lakebed sediments, which are considered of lesser archaeological sensitivity and are unlikely to host archaeological remains predating 1700. The field survey confirmed that because the entire Project area had been greatly disturbed and developed since the 1970s, it is unlikely to yield any archaeological resources on the surface or in shallow deposits. No Native American cultural resources are known to occur in the Project area according to a Sacred Lands File search conducted by the Native American Heritage Commission in April 2020. Of the eleven Native American Tribal representatives contacted for consultation per NAHC's recommendations, six tribes expressed no concerns for the proposed Project. The other two tribes that responded, the Agua Caliente Band and the Torres Martinez band, requested copies of all cultural resources documentation for this undertaking for tribal review as well as the implementation of Native American monitoring by members of their cultural resources management teams. The Torres Martinez Desert Cahuilla Indians also requested to participate in formal, government-to-government consultation regarding the proposed Project. The tribe considers the general location of the Project to be "an area with known Village sites and Trails which makes it a strong possibility to disturb Cremation and Cultural artifacts," but "is only willing to share the details of that information with the project proponents and lead agency." On August 18, 2020, the Responsible Entity, Riverside County Housing, sent letters to 15 tribes as identified by the Tribal Directory Assessment Tool with interests in Riverside County (full list see page 24 of this document, Number 9-23 in List of Sources, Agencies and Persons Consulted). Within the 30-day consultation period, the Agua Caliente Band requested Government to Government Consultation that was conducted on Tuesday September 29, 2020 between Agua Caliente's THPO Patricia Garcia and The County of Riverside' staff Juan Garcia and Nicole Sanchez. Through the consultation it was determined that a Native American Monitor will need to be present at time of ground disturbance. An agreement will be drafted between Agua Caliente and CHOC that will include fees and terms of when monitor must be present. No other responses were received by September 18, 2020.

Supporting documentation

[4 - CVA - Project Location Map.pdf](#)

Coachella-Valley-
Apartments-

Coachella, CA

900000010148490

[CVA Cultural Report\(1\).pdf](#)

[TDAT\(1\).pdf](#)

[TDAT.pdf](#)

[Signed Tribal Letters.pdf](#)

[Signed SHPO.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

- ✓ No

Indicate noise level here: 68.1

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 68.1

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

Based on a CEQA Section 15183 Analysis that referenced the General Plan 2035 and Draft EIR, the proposed Project is not located within proximity to high volume roadways including Avenue 52 that are associated with the greatest noise levels. The Project site is located within 1,000 feet from Harrison St, but out of the 60dBA CNEL Contour (Figure 4.10-3: Existing Roadway Noise Contours, CGPU Draft EIR). In addition, the proposed Project building and site design would shield residents (sensitive receptors) from intrusive noise levels via setbacks and noise barriers such as landscaping and walls. Temporary impacts from construction, including groundborne noise and vibration, are currently regulated by Section 7.04.070 of the Coachella Municipal Code (CMC) and all construction activities will take place during the appropriate daytime hours.

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 68.1 db. See noise analysis. The project is in compliance with HUD's Noise regulation without mitigation. Based on a CEQA Section 15183 Analysis that referenced the General Plan 2035 and Draft EIR, the proposed Project is not located within proximity to high volume roadways including Avenue 52 that are associated with the greatest noise levels. The Project site is located within 1,000 feet from Harrison St, but out of the 60dBA CNEL Contour (Figure 4.10-3: Existing Roadway Noise Contours, CGPU Draft EIR). In addition, the proposed Project building and site design would shield residents (sensitive receptors) from intrusive noise levels via setbacks and noise barriers such as landscaping and walls. Temporary impacts from construction, including groundborne noise and vibration, are currently regulated by Section 7.04.070 of the Coachella Municipal Code (CMC) and all construction activities will take place during the

appropriate daytime hours. The Project site is located more than 3,000 feet away from a railroad. The Project site is located approximately 3.28 miles to the northwest of Jacqueline Cochran Regional Airport, but not within any noise contours as identified in the Riverside County Airport Land Use Compatibility Plan Policy Document, Map JC-3. The airport is not a potential noise generator to the Project site. The proposed Project is consistent with the a??Urban Neighborhooda?? land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in noise impacts that are less than significant with adherence to applicable policies set forth in the CGPU. The proposed Project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR. (Sources: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments a?? Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015; Riverside County Airport Land Use Compatibility Plan Policy Document (Adopted June 2005), Noise Compatibility Contours Jacqueline Cochran Regional Airport)

Supporting documentation

[Riv Co ALUC Jacqueline Cochran Regional Airport\(1\).pdf](#)
[CGPU EIR Section 4 10 noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

There is no SSA in the Coachella Valley and the surrounding area. Please see Exhibit 3.

Supporting documentation

[7 - CVA - Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The Project is located within an urbanized area. No federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), exist on site or within proximity to the Project site. The Project site does not contain any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands. Therefore, the proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively. (Source: CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833; Coachella General Plan Update EIR Section 4.3

Supporting documentation

[CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719\(3\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The Project is located in urbanized area in City of Coachella, California (See Exhibit 2). The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. According to the Nationwide Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website, the closest river to the Project area is Palm Canyon Creek, a Wild and Scenic River in the San Bernardino National Forest, approximately 19 miles west of the proposed Project. (Sources: Nationwide Rivers Inventory by National Park Service, last updated December 21, 2017, National Wild and Scenic Rivers System Website, accessed on June 24, 2020)

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the CEQA Section 15183 Analysis and the Coachella General Plan Update 2035 EIR, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because potential Project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce Project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Therefore, there will not be adverse environmental impacts that are disproportionately high for low-income and/or minority communities. The Project will redevelop the subject property consisting of 50 dwelling units that are over 40 years old and provide 110 new affordable housing units with multiple onsite amenities, which will have a beneficial

impact for low income communities in Coachella. (Sources: Phase I Environmental Site Assessment For The Property Located At 84900 Bagdad Avenue (APNs 768-210-025 & -026) Coachella, California, prepared by Quin Kinnebrew, January 2019 CEQA Compliance Section 15183 Analysis for Coachella Valley Apartments - Architectural Review (AR 19-10) Tentative Parcel Map No. 37833 Coachella General Plan Update 2035 (CGPU) Environmental Impact Report (SCH #2009021007), April 22, 2015)

Supporting documentation

[CGPU EIR Section 4 16 water supply and wastewater.pdf](#)
[CGPU EIR Section 4 14 utilities.pdf](#)
[CGPU EIR Section 4 11 air quality\(2\).pdf](#)
[CGPU EIR Section 4 11 air quality\(1\).pdf](#)
[CGPU EIR Section 4 10 noise\(1\).pdf](#)
[CGPU EIR Section 4 7 hydrology and water quality\(2\).pdf](#)
[CGPU EIR Section 4 3 biological resources\(1\).pdf](#)
[CGPU EIR Section 4 2 agricultural resources\(1\).pdf](#)
[CHOC CV Apts CEQA 15183 Analysis Revised Clean 121719\(4\).pdf](#)
[CVA Phase I Report 1719\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban
 Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
 Determinations and Compliance Findings
 for HUD-assisted Projects
 24 CFR Part 58**

Project Information

Project Name: Coachella-Valley-Apartments-

HEROS Number: 900000010148490

Project Location: 84900 Bagdad Ave, Coachella, CA 92236

Additional Location Information:

The Project is located at 84-900 Bagdad Avenue, approximately 0.1 miles west of Harrison Street (APNs 768-210-025 and -026) in the City of Coachella, California. The approximately 5.76-acre site is currently occupied by a 50-unit, non-gated multi-family development and centrally located, communal open space (Coachella Valley Apartments).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Community Housing Opportunities Corporation (CHOC) proposes the demolition of 50 existing dwelling units for the construction of a 110-unit affordable housing development on approximately 5.76 acres located at 84-900 Bagdad Avenue. The site is currently occupied by a 50-unit, non-gated multi-family development and centrally located, communal open space (Coachella Valley Apartments). All buildings are single-story with on-site parking provided throughout the complex. Vehicular access is provided by independent driveways along Bagdad Avenue that serve the western and eastern sections of the complex. The proposed Project is expected to develop in two phases and consists of a combination of two and three-story buildings and a centrally located community center building. The proposed Project would result in demolition of existing on-site buildings and improvements and development of eight 3-story residential apartment buildings and one single-story administration/ community building. The apartments would total 136,023+/- square feet, consisting of 110 one-, two-, and three-bedroom units with balconies. The community building would total 4,755+/- square feet and include office space, meeting rooms, a laundry room, a computer lab, and maintenance/storage areas. A total of 191 on-site parking spaces will be provided. Open space amenities include half-court basketball, playgrounds (tot lots), outdoor BBQ areas, and a splash pad. Site access will be provided by two driveways along Bagdad Avenue with internal driveways providing connections to all buildings.

Funding Information

Grant Number	HUD Program	Program Name
HM4-20-004	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$1,500,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$31,125,663.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	Applications in progress: City of Coachella Final Parcel Map.

Mitigation Plan

The proposed project will submit monthly project updates to the RE giving status of all permits, reviews and approvals received for the project. The RE will have monthly conversations to ensure that the proper approvals and permits are obtained.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: Nicole Sanchez Date: 12/30/2020

Name / Title/ Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Certifying Officer Signature: Karen S. Spiegel Date: 01/26/2021

Name/ Title: KAREN SPIEGEL / Chair, Board of Supervisors

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

FORM APPROVED COUNTY COUNSEL

BY: APD 1/11/2021
AMRIT P DHILLON DATE

ATTEST:
KECIA R. HARPER, Clerk
By [Signature]
DEPUTY

PUBLIC NOTICE

January 11, 2021

Riverside County Housing, Homelessness Prevention and Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504

(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about January 26, 2021, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Coachella Valley Apartments

PURPOSE: The project activity includes the use of up to \$1,500,000 in HOME funds by Community Housing Opportunities Corporation (CHOC), a California non-profit public benefit corporation, for the redevelopment of an existing 50 unit apartment complex and that will be demolished into new construction of a 110-unit apartment complex through two phases, located in the City of Coachella. The Proposed project will use the funds in the first phase of construction. The first phase will consist of the demolition of 20 existing units that will be replaced with 56 new units. The second phase will consist of the demolition of the remaining 30 units that will be replaced with 54 new units. The proposed first phase of the Project will consist of 18 one-bedroom units, 20 two-bedroom units and 18 three-bedroom units. The apartment units will be rented to low- income households whose incomes do not exceed 50% of the area median income for the County of Riverside.

LOCATION: The Project is located at 84-900 Bagdad Avenue, approximately 0.1 miles west of Harrison Street (APNs 768-210-025 and -026) in the City of Coachella, California. The approximately 5.76-acre site is currently occupied by a 50-unit, non-gated multi-family development and centrally located, communal open space (Coachella Valley Apartments).

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 44-199 Monroe Street, Suite B, Indio, California 92201. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Nicole Sanchez at 44-199 Monroe Street, Suite B or email comments to NiSanchez@Rivco.org. All comments received at the address specified above **on or before January 26, 2021** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions to allocate HOME Investment Partnerships Program funds on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: (1) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Home Investment Partnerships Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Home Investment Partnerships Act Funds	10. Location (Street address, city, county, State) 84-900 Bagdad Avenue, Coachella, CA, 92236
-------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

11. Program Activity/Project Description

The Project activity proposes the use of \$1,500,000 in Home Investment Partnerships Act funds by the Community Housing Opportunities Corporation, a California nonprofit public benefit corporation and an affordable housing developer to redevelop an existing 50 unit and construct a multi-family affordable rental housing project for farmworker households consisting of one hundred and ten (110) affordable rental units. The proposed project will be constructed in two phases. The first phase which HOME funds will be used for will include the demolition of 20 units and construction of 56 new units. The project will consist of a total of 29 one-bedroom units, 43 two-bedroom units and 38 three-bedroom units. In the second phase, the remaining 30 units will be demolished and 54 new units will be constructed. The existing property sits on approximately 5.76 acres located at 84-900 Baghdad Avenue, approximately 0.1 miles west of Harrison Street identified as Assessors Parcel Numbers 768-210-025 and -026 in the City of Coachella, California.

The units will be restricted to farmworkers whose incomes do not exceed 50% of the area median income for the County of Riverside. The total cost of development is approximately \$31,125,663, sources of funding include HOME investment Partnerships Act (HOME) funds in the amount of \$1,500,000, a construction loan from Wells Fargo Bank in the amount of \$22,635,348, Joe Serna Funds from The California Department of Housing and Community Development in the amount of \$5,000,000, a CFD loan from the City of Coachella in amount of \$3,233,000 and an extension of an existing USDA 514 loan in the amount of \$24,826 and USDA rental subsidies in the amount \$70,067.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Karen S. Spiegel

X **KAREN SPIEGEL**

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

Date signed

01/26/2021

Address of Certifying Officer

C/O Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92504

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

ATTEST
Previous editions are obsolete
KECIA R. HARPER, Clerk
[Signature]
3y **DEPUTY**

FORM APPROVED COUNTY COUNSEL

BY: *[Signature]* **AMRIT P DHILLON** DATE: *1/21/2021*

form HUD-7015.15 (1/99)